

From: [Eleanor Manzano](#)
To: [Khatirah Nazif](#)
Subject: FW: [HBFoL] Public Announcement Submission for Upcoming City Council Meeting (3/17/26)
Date: Tuesday, March 17, 2026 4:12:19 PM

See email below...

From: Nancy Domingues <nancy@hbfol.org>
Sent: Tuesday, March 17, 2026 4:06 PM
To: Eleanor Manzano <Eleanor.Manzano@redondo.org>
Subject: [HBFoL] Public Announcement Submission for Upcoming City Council Meeting (3/17/26)

You don't often get email from nancy@hbfol.org. [Learn why this is important](#)

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Hi Eleanor,

I hope you're doing well!

My name is Nancy Domingues, the Events & Programs Coordinator for the [Hermosa Beach Friends of the Library](#). Please see our announcement submission below for tonight's City Council meeting. We would be grateful if it could be included in the record and shared with the Council and community.

Thank you for your time and assistance!

Best,
Nancy Domingues
Hermosa Beach Friends of the Library

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Hermosa Beach Friends of the Library is a nonprofit dedicated to promoting literacy, education, culture, and community in Hermosa Beach and the South Bay.

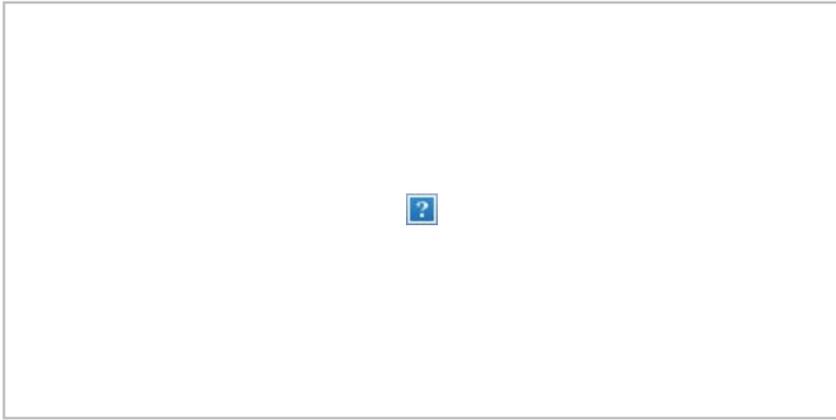
Our **2026 Student Scholarship Program** is now accepting applications. We will award **two \$1,000 scholarships** through a writing competition open to high school juniors and seniors attending schools in Hermosa Beach, Manhattan Beach, and Redondo Beach.

Students may submit essays in **Creative Writing** or **Historical Research**. Essays must be **500 to 750 words** and will be judged through a blind review process.

The **application deadline is April 3, 2026**.

More information is available at hbfol.org/scholarship.

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From: [Mark Nelson \(Home Gmail\)](#)
To: [CityClerk](#); [Zein Obagi](#); [Scott Behrendt](#); [James Light](#); mike.witzanzky@redondo.org; [Joy Ford](#); [Paige Kaluderovic](#); [Brad Waller](#); [Chadwick B. Castle](#); [Kevin Cody](#); [Marc Wiener](#); [Sean Scully](#); stopbchd@gmail.com; cityclerk@hermosabeach.gov; cityclerk@manhattanbeach.gov; [Wayne Craig](#)
Subject: Public Comment - Advance notice of Studies of BCHD's Commercial Development Damages to Surrounding 1-Mile Area Residents
Date: Tuesday, March 17, 2026 9:08:08 PM

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Public Comment - Advance notice of Studies of BCHD's Commercial Development Damages to Surrounding 1-Mile Area Residents

Mayor, Council, and Planning Commissioners:

Surrounding neighbors commissioned two studies, one of the existing damages caused to residents due to BCHD, and the second a prospected assessment of health and financial damages to surrounding neighbors of BCHD's proposed commercial development on 50% of the public owned land for up to 5 generations of residents.

As a preview, the existing damages within one-mile of BCHD are demonstrated through state-of-art datasets that BCHD has also used and litigation ready hedonic price modeling. A thorough literature review was conducted and published. Future damages are estimated at \$300M to \$1.7B to the 15,000 residents of the 6,000 properties of the over \$11B portfolio within one mile of BCHD. The estimate is fully supported by peer-reviewed studies and conservative analysis measures.

- **Property Value Devaluation:** Based on the \$11 billion dollar portfolio, the Noise Depreciation Sensitivity Index (NDSI) estimates a value loss of 0.5% to 2.0% per decibel increase above baseline. In high-exposure urban zones, properties can lose between 9% and 12% of their total value due to active environmental stigma and the loss of "quiet enjoyment". This places the total potential equity loss between \$275 million dollars and \$1.65 billion dollars.
- **Quality of Life Costs:** Standardized economic models for severe annoyance and sleep disturbance estimate annual intangible losses exceeding \$30 million dollars for a population of 15,000.

At BCHD's next Board meeting, we will serve BCHD with notice of the studies and present a proposal for a health and welfare study of the surrounding residents to be funded by BCHD. The study will track the mental and physical health within BCHD's one-mile blast zone of damages beginning prior to demolition and construction and continuing into a predetermined operations period.

If BCHD refuses, it will be obvious that BCHD intends to damage the residents' health and finances. When the study concludes, either with or without BCHD's participation, it will provide both the evidence-based measurement of resident health as a result of BCHD and its commercial developer's actions, and it will provide a litigation-ready study of health and welfare damages to be valued by economic consultants for recovery from BCHD and its private developers.

